Box 24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 19 85

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

BOOK 6487 PAGE 874

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. and Carol M. Phillips (NAME)	Mid-States Mortgage Corporation (NAME)	Map 64-4
7707 Indian Springs Drive (STREET ADDRESS OR ROUTE NUMBER)	24901 Northwestern (STREET ADDRESS)	Par. Nos. 13A and 13B
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Southfield, Michigan 48075 (CITY) (STATE) (ZIP)	4D-90216 4D-90630

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harold A. Ferguson and wife, Frances S. Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Phillips and wife, Carol M. Phillips

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lots 13A and 13B on the Plan of Zone Lot Division of Lot 13, Lake Country, of record in Book 5800, page 343, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Harold A. Ferguson and wife, Frances S. Ferguson by deed from George Margrave and wife, Sharmin J. Margrave of record in Book 6131, page 941, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgages held by Mid-States Mortgage Corporation of record in Book 6207, page 605 and Book 6208, page 476, said Register's Office. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 6207, page 279, and such easements and setback lines of record in Book 5800, page 343, said Register's Office.

1.8.1.3.2.2

IDENTIF. REFERENCE

FEB 6 9 36 AM '85

FELIX E. ROBERTSON II REGISTER
DAVIDSON COUNTY, TN

02/06 930 10 CHECK

This is unimproved ( ) improved (X) property, known as 308 and 310 Woodview Court (House Number) (Street) Old Hickory, TN 37138 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of February, 19 85

Harold A. Ferguson

Frances S. Ferguson

9064

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named ~~Harold A. Ferguson and Frances S. Ferguson~~

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of February 19 85

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me_____, a Notary Public within and for the State and County aforesaid, personally appeared_____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires_____

Notary Public

WARRANTY DEED

FROM
Harold A. Ferguson and wife,
Frances S. Ferguson

TO
John W. Phillips and wife,
Carol M. Phillips

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

86000.CO- CAMT.
223.60 CSTAX
.50 PRFEE
6.00 WDECO
CHECK 230.10-
9064A02/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 1 3 2 2

IDENTIF. REFERENCE

FEB 6 9 36 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106519